



Order Filed on August 23, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Robertson, Anschutz & Schneid, PL
6409 Congress Avenue, Suite 100
Boca Raton, FL 33487
Telephone No.: 973-575-0707 (local)
Telephone No.: 561-241-6901 (main)
Attorneys for Secured Creditor

KEVIN BUTTERY, Esq. (KB - 3800)

In Re:

William J. Reuter

Debtor,

LuAnn Reuter

Joint Debtor.

Case No.: 17-20436-RG

Chapter: 7

Hearing Date: August 21, 2018 at
10:00 am

Judge: Rosemary Gambardella

Recommended Local Form:

Followed

Modified

ORDER VACATING STAY

The relief set forth on the following page, is hereby ORDERED.

DATED: August 23, 2018

A handwritten signature in black ink, appearing to read "Rosemary Gambardella".
Honorable Rosemary Gambardella
United States Bankruptcy Judge

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Debtors: William J. Reuter and LuAnn Reuter
Case No.: 17-20436-RG
Caption of Order: **Order Vacating Stay**

Upon the motion of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS4 ("Secured Creditor") under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in regard to the following:

Real property more fully described as:

87 Patty Lane, Stafford, NJ 08050

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that Secured Creditor may join the Debtor(s) and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

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17-076029
Order Vacating Stay

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Debtors: William J. Reuter and LuAnn Reuter

Case No.: 17-20436-RG

Caption of Order: **Order Vacating Stay**

Secured Creditor shall serve this Order on the Debtor(s), any trustee, and any other party who entered an appearance on the motion.

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17-076029
Order Vacating Stay

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
District of New Jersey

In re:
 William J. Reuter
 LuAnn Reuter
 Debtors

Case No. 17-20436-RG
 Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
 Form ID: pdf903

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Aug 23, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 25, 2018.

db/jdb +William J. Reuter, LuAnn Reuter, 43 Lindbergh Pkwy, Waldwick, NJ 07463-1326

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 25, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 23, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Manufacturers and Traders Trust Company, as trustee, on behalf of the holders of the Home Equity Loan Pass-Through Certificates, Series 1999-3 dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

Kevin M. Butterly on behalf of Creditor U.S BANK NATIONAL ASSOCIATION bkyefile@rasflaw.com Marie-Ann Greenberg magecf@magnettrustee.com

Miriam Rosenblatt on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION bkyecf@rasflaw.com, mrosenblatt@rasflaw.com

Miriam Rosenblatt on behalf of Creditor U.S BANK NATIONAL ASSOCIATION bkyecf@rasflaw.com, mrosenblatt@rasflaw.com

Scott D. Sherman on behalf of Joint Debtor LuAnn Reuter ssherman@minionsherman.com

Scott D. Sherman on behalf of Debtor William J. Reuter ssherman@minionsherman.com

Steven P. Kartzman on behalf of Trustee Steven P. Kartzman kartztee@optonline.net, jzapata@msklaw.net;nj16@ecfcbis.com;jloewenstein@msklaw.net

Steven P. Kartzman kartztee@optonline.net, jzapata@msklaw.net;nj16@ecfcbis.com;jloewenstein@msklaw.net

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10